

170.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,038,100 / 1,038,100

USE VALUE: 1,038,100 / 1,038,100

ASSESSED: 1,038,100 / 1,038,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
6		HILLSIDE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: UTTLEY WILLIAM B JR & TAYLOR	
Owner 2:	
Owner 3:	
Street 1: 6 HILLSIDE AVE	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER	Source: Market Adj Cost	Total Value per SQ unit /Card: 516.98	/Parcel: 516.98
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Owner 1: CARROLL JAMES E III/TRUSTEE & -	Tax Yr: 2022	Use: 101	Cat: FV	Bldg Value: 553,000	Yrd Items: 0	Land Size: 9,100.	Land Value: 485,100	Total Value: 1,038,100	Asses'd Value: Year end	Notes: 12/23/2021
Owner 2: CARROLL JAMES E IV & LAUREN M -	2021	101	FV	444,700	0	9,100.	485,100	929,800	Year End Roll	12/10/2020
Street 1: 6 HILLSIDE AVE	2020	101	FV	444,800	0	9,100.	485,100	929,900	Year End Roll	12/18/2019
Twn/City: ARLINGTON	2019	101	FV	369,900	0	9,100.	485,100	855,000	855,000 Year End Roll	1/3/2019
St/Prov: MA	2018	101	FV	369,900	0	9,100.	429,700	799,600	799,600 Year End Roll	12/20/2017
Postal: 02476	2017	101	FV	369,900	0	9,100.	360,400	730,300	730,300 Year End Roll	1/3/2017
	2016	101	FV	369,900	0	9,100.	360,400	730,300	730,300 Year End	1/4/2016
	2015	101	FV	276,300	0	9,100.	311,900	588,200	588,200 Year End Roll	12/11/2014

NARRATIVE DESCRIPTION	Parcel ID: 170.0-0006-0003.0
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This parcel contains .209 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Wood Shingle Exterior and 2008 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.
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OTHER ASSESSMENTS	PAT ACCT.
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Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	SALES INFORMATION	TAX DISTRICT	PAT ACCT.
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Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		

Flood Haz:	Topo	1	Level
D			
s			

t			
Gas:			

LAND SECTION (First 7 lines only)	BUILDING PERMITS	ACTIVITY INFORMATION
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Use	Description	LUC	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9100		Sq. Ft.	Site		0	70.	0.76	8									485,101						485,100	

Total AC/Ha: 0.20891

Total SF/SM: 9100

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 485,101

Spl Credit

Total: 485,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>		<b>BATH FEATURES</b>		<b>COMMENTS</b>		<b>SKETCH</b>	
Type: 97 - Tudor		Full Bath: 1	Rating: Very Good				
Sty Ht: 2A - 2 Sty +Attic		A Bath: 1	Rating:				
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Very Good				
Foundation: 2 - Conc. Block		A 3QBth	Rating:				
Frame: 1 - Wood		1/2 Bath: 1	Rating: Very Good				
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:				
Sec Wall:		OthrFix:	Rating:				
Roof Struct: 1 - Gable		Kits: 1	Rating: Very Good				
Roof Cover: 1 - Asphalt Shgl		A Kits:	Rating:				
Color: GRAY		Frp: 1	Rating: Good				
View / Desir:		WSFlue:	Rating:				
<b>GENERAL INFORMATION</b>							
Grade: B- - Good (-)		CONDO INFORMATION					
Year Blt: 1931		Eff Yr Blt:		Location:			
Alt LUC:		Alt %:		Total Units:			
Jurisdict: G22		Fact: .		Floor:			
Const Mod:		Name:		% Own:			
Lump Sum Adj:				DEPRECIATION			
<b>INTERIOR INFORMATION</b>							
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %				
Prim Int Wal 2 - Plaster		Functional:	%				
Sec Int Wall:		Economic:	%				
Partition: T - Typical		Special:	%				
Prim Floors: 3 - Hardwood		Override:	%				
Sec Floors:		Total:	4.6 %				
<b>BATH FEATURES</b>							
Full Bath: 1		Rating: Very Good					
A Bath: 1		Rating:					
3/4 Bath: 1		Rating: Very Good					
A 3QBth		Rating:					
1/2 Bath: 1		Rating: Very Good					
A HBth:		Rating:					
OthrFix:		Rating:					
<b>OTHER FEATURES</b>							
Kits: 1		Rating: Very Good	1st Res Grid Desc: Line 1		# Units 1		
A Kits:		Rating:	Level FY LR DR D K FR RR BR FB HB L O				
Frp: 1		Rating: Good	Other				
WSFlue:		Rating:	Upper				
<b>RESIDENTIAL GRID</b>							
1st Res Grid Desc: Line 1		# Units 1					
Level FY LR DR D K FR RR BR FB HB L O							
Other							
Upper							
Lvl 2							
Lvl 1							
Lower							
Totals		RMs: 7	BRs: 3	Baths: 1	HB 1		
<b>REMODELING</b>							
<b>RES BREAKDOWN</b>							
Exterior:		No Unit	RMS	BRS	FL		
Interior:		1	7	3	M		
Additions:							
Kitchen:							
Baths:							
Plumbing:							
Electric:							
Heating:							
General:							
<b>DEPRECIATION</b>							
Phys Cond: VG - Very Good		4.6 %					
Functional:		%					
Economic:		%					
Special:		%					
Override:		%					
<b>TOTALS</b>							
Total:		4.6 %					
1		7	3				
<b>SUB AREA</b>							
<b>SUB AREA DETAIL</b>							

## INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:	1	
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	5	- Steam
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal		% Sprinkled

# MOBILE HOME

Make:

Model:

Serial #

PABCET ID 170-0-0006-0003-0

# SKETCH

26

4  
4 EFP 4  
(18)

SUB AREA DETAIL

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
BMT	Basement	912	49.210	44,881						
SFL	Second Floor	912	164.040	149,602	UAT	100	FLA		100	A
FFL	First Floor	868	164.040	142,385						
UAT	Upper Attic	228	114.830	26,180						
EFP	Enclos Porch	96	54.470	5,229						
Net Sketched Area:		3,016	Total:		368,277					
Size Ad	1780	Gross Area	3700	FinArea	2008					

IMAGE

**AssessPro** Patriot Properties, Inc

